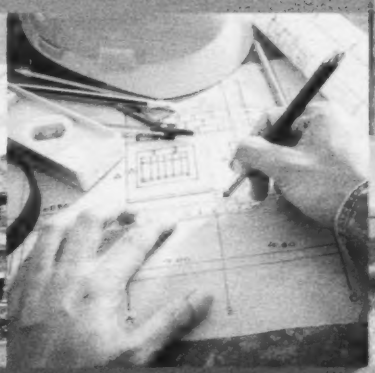
HOUSING MARKET INFORMATION

HOUSING NOW TABLES
Sherbrooke CMA

Date Released: Third Quarter 2018



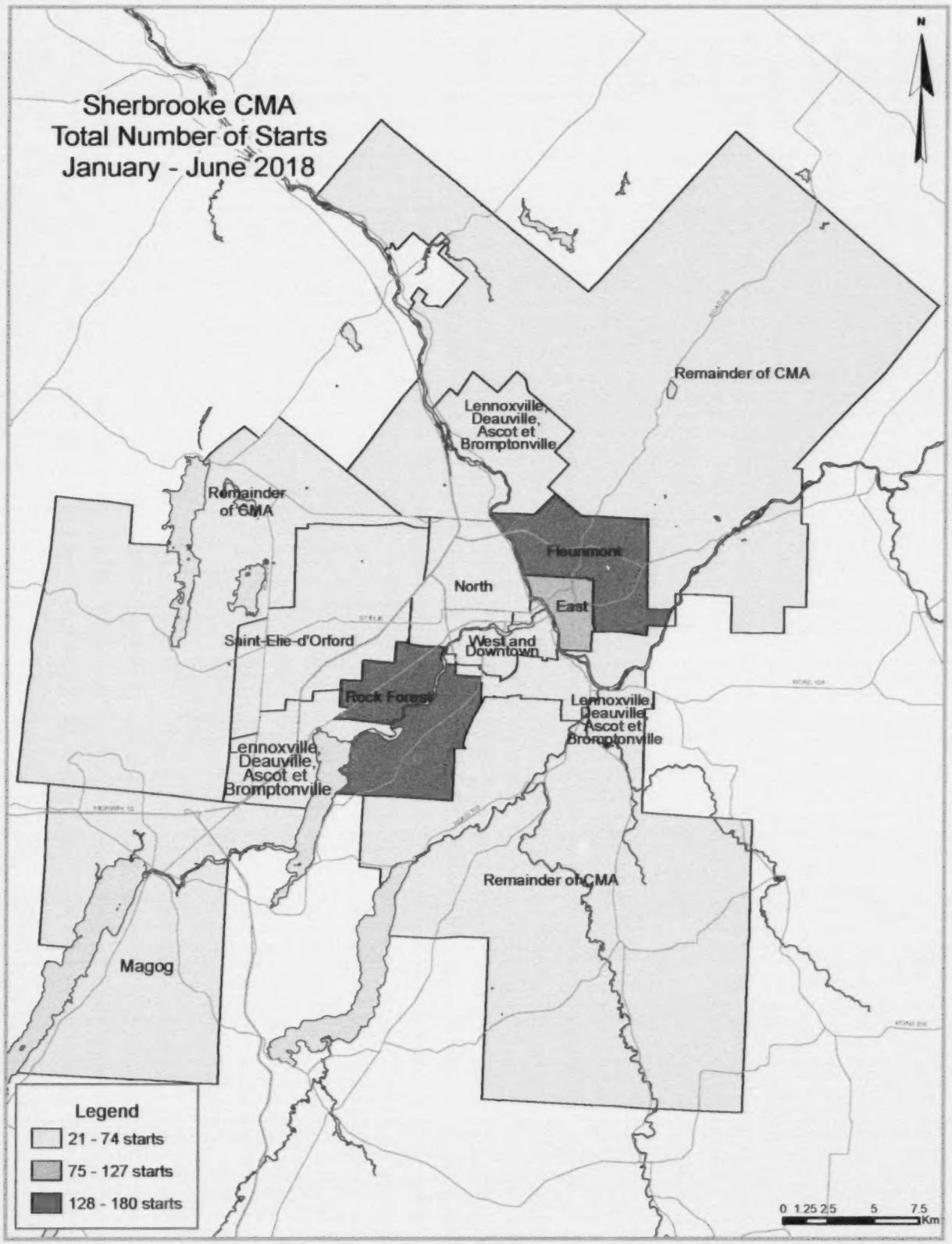
SUBSCRIBE NOW!

Get email notifications when CMHC publications are released or updated. Sign up for a free myCMHC account for enhanced site access, including one-click subscriptions to the reports and tables that matter to you.

Get your myCMHC account today!

Canada

CMHC SCHL


Sherbrooke CMA
Total Number of Starts
January - June 2018
N
Remainder of CMA
Lennoxville, Deauville, Ascot et Bromptonville
Remainder of CMA
Fleurimont
North
East
Saint-Elie-d'Orford
West and Downtown
Rock Forest
Lennoxville, Deauville, Ascot et Bromptonville
Lennoxville, Deauville, Ascot et Bromptonville
Remainder of CMA
Magog
Legend
21 - 74 starts
75 - 127 starts
128 - 180 starts
0 1.25 2.5 5 7.5
Km

HOUSING NOW REPORT TABLES

Available in ALL reports:

1	Housing Starts (SAAR and Trend)
1.1	Housing Activity Summary of CMA
2	Starts by Submarket and by Dwelling Type – Current Month or Quarter
2.1	Starts by Submarket and by Dwelling Type – Year-to-Date
3	Completions by Submarket and by Dwelling Type – Current Month or Quarter
3.1	Completions by Submarket and by Dwelling Type – Year-to-Date
4	Absorbed Single-Detached Units by Price Range

Available in SELECTED Reports:

1.2	Housing Activity Summary by Submarket
1.3	History of Housing Activity (once a year)
2.2	Starts by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
2.3	Starts by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
2.4	Starts by Submarket and by Intended Market – Current Month or Quarter
2.5	Starts by Submarket and by Intended Market – Year-to-Date
3.2	Completions by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
3.3	Completions by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
3.4	Completions by Submarket and by Intended Market – Current Month or Quarter
3.5	Completions by Submarket and by Intended Market – Year-to-Date
4.1	Average Price ($) of Absorbed Single-Detached Units
5	MLS® Residential Activity
6	Economic Indicators

SYMBOLS

n/a	Not applicable
*	Totals may not add up due to co-operatives and unknown market types
**	Percent change > 200%
-	Nil
--	Amount too small to be expressed
SA	Monthly figures are adjusted to remove normal seasonal variation

Table 1: Housing Starts (SAAR and Trend) Second Quarter 2018								
Sherbrooke CMA[1]	Annual		Monthly SAAR			Trend[2]		
	2016	2017	Apr. 2018	May 2018	Jun. 2018	Apr. 2018	May 2018	Jun. 2018
Single-Detached	278	278	280	256	266	303	302	267
Multiples	919	846	1,176	1,512	1,368	998	990	1,114
Total	1,197	1,124	1,456	1,768	1,634	1,301	1,292	1,381
	Quarterly SAAR		Actual			YTD		
	2018 Q1	2018 Q2	2017 Q2	2018 Q2	% change	2017 Q2	2018 Q2	% change
Single-Detached	322	281	120	102	-15.0%	159	139	-12.6%
Multiples	876	1,352	210	338	61.0%	484	557	15.1%
Total	1,198	1,633	330	440	33.3%	643	696	8.2%

Source: CMHC

[1] Census Metropolitan Area

[2] The trend is a six-month moving average of the monthly seasonally adjusted annual rates (SAAR)

Detailed data available upon request

Table 1.1: Housing Activity Summary of Sherbrooke CMA
Second Quarter 2018

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Q2 2018	102	68	24	0	0	4	0	242	440
Q2 2017	120	80	27	0	0	0	0	103	330
% Change	-15.0	-15.0	-11.1	n/a	n/a	n/a	n/a	135.0	33.3
Year-to-date 2018	139	156	30	0	0	4	0	367	696
Year-to-date 2017	159	136	52	0	0	4	0	292	643
% Change	-12.6	14.7	-42.3	n/a	n/a	0.0	n/a	25.7	8.2
UNDER CONSTRUCTION									
Q2 2018	124	48	28	0	0	0	0	261	461
Q2 2017	193	104	70	0	0	118	0	230	715
% Change	-35.8	-53.8	-60.0	n/a	n/a	-100.0	n/a	13.5	-35.5
COMPLETIONS									
Q2 2018	73	124	12	0	0	8	0	296	513
Q2 2017	60	50	14	0	0	4	0	359	487
% Change	21.7	148.0	-14.3	n/a	n/a	100.0	n/a	-17.5	5.3
Year-to-date 2018	156	164	26	0	0	11	0	353	710
Year-to-date 2017	123	84	30	0	0	4	0	615	863
% Change	26.8	95.2	-13.3	n/a	n/a	175.0	n/a	-42.6	-17.7
COMPLETED & NOT ABSORBED									
Q2 2018	11	95	30	0	0	24	n/a	n/a	160
Q2 2017	18	65	30	0	0	7	n/a	n/a	120
% Change	-38.9	46.2	0.0	n/a	n/a	**	n/a	n/a	33.3
ABSORBED									
Q2 2018	75	96	23	0	0	2	n/a	n/a	196
Q2 2017	61	58	19	0	0	11	n/a	n/a	149
% Change	23.0	65.5	21.1	n/a	n/a	-81.8	n/a	n/a	31.5
Year-to-date 2018	161	128	38	0	0	15	n/a	n/a	342
Year-to-date 2017	126	85	25	0	0	17	n/a	n/a	253
% Change	27.8	50.6	52.0	n/a	n/a	-11.8	n/a	n/a	35.2

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
Second Quarter 2018

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Old City of Sherbrooke									
Q2 2018	15	2	0	0	0	0	0	87	104
Q2 2017	10	2	5	0	0	0	0	20	37
Suburbs of the old city of Sherbrooke									
Q2 2018	41	64	22	0	0	0	0	149	276
Q2 2017	51	68	22	0	0	0	0	69	210
New City of Sherbrooke									
Q2 2018	56	66	22	0	0	0	0	236	380
Q2 2017	61	70	27	0	0	0	0	89	247
Magog									
Q2 2018	7	2	0	0	0	4	0	3	16
Q2 2017	6	0	0	0	0	0	0	14	20
Remainder of the CMA									
Q2 2018	39	0	2	0	0	0	0	3	44
Q2 2017	53	10	0	0	0	0	0	0	63
Sherbrooke CMA									
Q2 2018	102	68	24	0	0	4	0	242	440
Q2 2017	120	80	27	0	0	0	0	103	330
UNDER CONSTRUCTION									
Old City of Sherbrooke									
Q2 2018	14	4	0	0	0	0	0	97	115
Q2 2017	17	4	5	0	0	106	0	73	205
Suburbs of the old city of Sherbrooke									
Q2 2018	34	36	22	0	0	0	0	152	244
Q2 2017	74	78	58	0	0	0	0	138	348
New City of Sherbrooke									
Q2 2018	48	40	22	0	0	0	0	249	359
Q2 2017	91	82	63	0	0	106	0	211	553
Magog									
Q2 2018	13	4	4	0	0	0	0	3	24
Q2 2017	16	6	4	0	0	0	0	15	41
Remainder of the CMA									
Q2 2018	63	4	2	0	0	0	0	9	78
Q2 2017	86	16	3	0	0	12	0	4	121
Sherbrooke CMA									
Q2 2018	124	48	28	0	0	0	0	261	461
Q2 2017	193	104	70	0	0	118	0	230	715

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
Second Quarter 2018

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETIONS									
Old City of Sherbrooke									
Q2 2018	10	6	0	0	0	0	0	111	127
Q2 2017	3	0	2	0	0	4	0	122	131
Suburbs of the old city of Sherbrooke									
Q2 2018	31	116	10	0	0	0	0	179	336
Q2 2017	27	48	12	0	0	0	0	227	314
New City of Sherbrooke									
Q2 2018	41	122	10	0	0	0	0	290	463
Q2 2017	30	48	14	0	0	4	0	349	445
Magog									
Q2 2018	8	2	0	0	0	4	0	0	14
Q2 2017	8	0	0	0	0	0	0	2	10
Remainder of the CMA									
Q2 2018	24	0	2	0	0	4	0	6	36
Q2 2017	22	2	0	0	0	0	0	8	32
Sherbrooke CMA									
Q2 2018	73	124	12	0	0	8	0	296	513
Q2 2017	60	50	14	0	0	4	0	359	487
COMPLETED & NOT ABSORBED									
Old City of Sherbrooke									
Q2 2018	3	2	0	0	0	14	n/a	n/a	19
Q2 2017	3	2	0	0	0	4	n/a	n/a	9
Suburbs of the old city of Sherbrooke									
Q2 2018	8	87	25	0	0	0	n/a	n/a	120
Q2 2017	13	59	26	0	0	0	n/a	n/a	98
New City of Sherbrooke									
Q2 2018	11	89	25	0	0	14	n/a	n/a	139
Q2 2017	16	61	26	0	0	4	n/a	n/a	107
Magog									
Q2 2018	0	3	3	0	0	4	n/a	n/a	10
Q2 2017	0	2	4	0	0	0	n/a	n/a	6
Remainder of the CMA									
Q2 2018	0	3	2	0	0	6	n/a	n/a	11
Q2 2017	2	2	0	0	0	3	n/a	n/a	7
Sherbrooke CMA									
Q2 2018	11	95	30	0	0	24	n/a	n/a	160
Q2 2017	18	65	30	0	0	7	n/a	n/a	120

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
Second Quarter 2018

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
ABSORBED									
Old City of Sherbrooke									
Q2 2018	10	5	0	0	0	0	n/a	n/a	15
Q2 2017	4	2	3	0	0	11	n/a	n/a	20
Suburbs of the old city of Sherbrooke									
Q2 2018	33	90	21	0	0	0	n/a	n/a	144
Q2 2017	25	53	16	0	0	0	n/a	n/a	94
New City of Sherbrooke									
Q2 2018	43	95	21	0	0	0	n/a	n/a	159
Q2 2017	29	55	19	0	0	11	n/a	n/a	114
Magog									
Q2 2018	8	1	0	0	0	0	n/a	n/a	9
Q2 2017	9	2	0	0	0	0	n/a	n/a	11
Remainder of the CMA									
Q2 2018	24	0	2	0	0	2	n/a	n/a	28
Q2 2017	23	1	0	0	0	0	n/a	n/a	24
Sherbrooke CMA									
Q2 2018	75	96	23	0	0	2	n/a	n/a	196
Q2 2017	61	58	19	0	0	11	n/a	n/a	149

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.3: History of Housing Starts of Sherbrooke CMA 2008 - 2017

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2017	278	213	88	0	0	19	0	526	1,124
% Change	0.0	1.4	-4.3	n/a	n/a	-44.1	n/a	-4.7	-6.1
2016	278	210	92	0	0	34	0	552	1,197
% Change	-8.9	22.1	-20.0	n/a	n/a	-79.9	n/a	-5.2	-12.4
2015	305	172	115	0	0	169	0	582	1,367
% Change	-17.3	14.7	-12.9	n/a	n/a	67.3	-100.0	55.6	21.2
2014	369	150	132	0	0	101	2	374	1,128
% Change	-16.5	-34.8	-3.6	n/a	n/a	32.9	n/a	-38.8	-24.6
2013	442	230	137	0	0	76	0	611	1,496
% Change	-27.5	-9.4	-43.4	n/a	n/a	33.3	-100.0	28.4	-14.1
2012	610	254	242	0	0	57	4	476	1,741
% Change	9.5	22.1	12.6	n/a	n/a	-37.4	n/a	-5.6	10.5
2011	557	208	215	0	0	91	0	504	1,575
% Change	-2.3	-8.8	27.2	n/a	n/a	-31.1	n/a	7.9	-4.9
2010	570	228	169	0	0	132	0	467	1,656
% Change	-14.7	137.5	19.0	n/a	-100.0	37.5	n/a	-5.1	4.8
2009	668	96	142	0	7	96	0	492	1,580
% Change	-16.7	100.0	82.1	n/a	-65.0	-34.2	-100.0	2.1	-2.9
2008	802	48	78	0	20	146	4	482	1,627

Source: CMHC (Starts and Completions Survey)

Table 2: Starts by Submarket and by Dwelling Type Second Quarter 2018											
Submarket	Single		Semi		Row		Apt. & Other		Total		
	Q2 2018	Q2 2017	Q2 2018	Q2 2017	Q2 2018	Q2 2017	Q2 2018	Q2 2017	Q2 2018	Q2 2017	% Change
Sherbrooke (West and City Centre)	1	2	0	2	0	0	24	2	25	6	**
Sherbrooke (East)	7	1	0	0	0	0	63	0	70	1	**
Sherbrooke (North)	7	7	2	0	0	3	0	20	9	30	-70.0
Old City of Sherbrooke	15	10	2	2	0	3	87	22	104	37	181.1
Fleurimont	8	9	6	2	0	0	96	12	110	23	**
Rock Forest	9	9	40	30	12	22	41	25	102	86	18.6
Saint-Élie-d'Orford	11	14	12	20	0	0	0	0	23	34	-32.4
Lennoxville, Deauville, Ascot, Bromptonville	13	19	6	16	8	0	14	32	41	67	-38.8
Suburbs of the old city of Sherbrooke	41	51	64	68	20	22	151	69	276	210	31.4
New City of Sherbrooke	56	61	66	70	20	25	238	91	380	247	53.8
Magog	7	6	2	0	0	0	7	14	16	20	-20.0
Remainder of the CMA	39	53	0	10	0	0	5	0	44	63	-30.2
Sherbrooke CMA	102	120	68	80	20	25	250	105	440	330	33.3

Table 2.1: Starts by Submarket and by Dwelling Type January - June 2018											
Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	% Change
Sherbrooke (West and City Centre)	1	4	0	2	0	0	24	14	25	20	25.0
Sherbrooke (East)	9	1	0	2	0	0	81	6	90	9	**
Sherbrooke (North)	9	7	6	0	0	3	34	33	49	43	14.0
Old City of Sherbrooke	19	12	6	4	0	3	139	53	164	72	127.8
Fleurimont	12	11	18	14	0	0	134	22	164	47	**
Rock Forest	12	12	84	62	16	43	68	55	180	172	4.7
Saint-Élie-d'Orford	14	19	30	20	0	0	0	0	44	39	12.8
Lennoxville, Deauville, Ascot, Bromptonville	16	22	14	24	8	4	24	152	62	202	-69.3
Suburbs of the old city of Sherbrooke	54	64	146	120	24	47	226	229	450	460	-2.2
New City of Sherbrooke	73	76	152	124	24	50	365	282	614	532	15.4
Magog	10	12	4	2	0	0	7	16	21	30	-30.0
Remainder of the CMA	56	71	0	10	0	0	5	0	61	81	-24.7
Sherbrooke CMA	139	159	156	136	24	50	377	298	696	643	8.2

Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
Second Quarter 2018

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q2 2018	Q2 2017	Q2 2018	Q2 2017	Q2 2018	Q2 2017	Q2 2018	Q2 2017
Sherbrooke (West and City Centre)	0	0	0	0	0	2	24	0
Sherbrooke (East)	0	0	0	0	0	0	63	0
Sherbrooke (North)	0	3	0	0	0	0	0	20
Old City of Sherbrooke	0	3	0	0	0	2	87	20
Fleurimont	0	0	0	0	0	0	96	12
Rock Forest	12	22	0	0	2	0	39	25
Saint-Élie-d'Orford	0	0	0	0	0	0	0	0
Lennoxville, Deauville, Ascot, Bromptonville	8	0	0	0	0	0	14	32
Suburbs of the old city of Sherbrooke	20	22	0	0	2	0	149	69
New City of Sherbrooke	20	25	0	0	2	2	236	89
Magog	0	0	0	0	4	0	3	14
Remainder of the CMA	0	0	0	0	2	0	3	0
Sherbrooke CMA	20	25	0	0	8	2	242	103

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - June 2018

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017
Sherbrooke (West and City Centre)	0	0	0	0	0	2	24	12
Sherbrooke (East)	0	0	0	0	0	0	81	6
Sherbrooke (North)	0	3	0	0	0	4	34	29
Old City of Sherbrooke	0	3	0	0	0	6	139	47
Fleurimont	0	0	0	0	0	0	134	22
Rock Forest	16	43	0	0	2	0	66	55
Saint-Élie-d'Orford	0	0	0	0	0	0	0	0
Lennoxville, Deauville, Ascot, Bromptonville	8	4	0	0	2	0	22	152
Suburbs of the old city of Sherbrooke	24	47	0	0	4	0	222	229
New City of Sherbrooke	24	50	0	0	4	6	361	276
Magog	0	0	0	0	4	0	3	16
Remainder of the CMA	0	0	0	0	2	0	3	0
Sherbrooke CMA	24	50	0	0	10	6	367	292

Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market Second Quarter 2018								
Submarket	Freehold		Condominium		Rental		Total*	
	Q2 2018	Q2 2017	Q2 2018	Q2 2017	Q2 2018	Q2 2017	Q2 2018	Q2 2017
Sherbrooke (West and City Centre)	1	6	0	0	24	0	25	6
Sherbrooke (East)	7	1	0	0	63	0	70	1
Sherbrooke (North)	9	10	0	0	0	20	9	30
Old City of Sherbrooke	17	17	0	0	87	20	104	37
Fleurimont	14	11	0	0	96	12	110	23
Rock Forest	63	61	0	0	39	25	102	86
Saint-Élie-d'Orford	23	34	0	0	0	0	23	34
Lennoxville, Deauville, Ascot, Bromptonville	27	35	0	0	14	32	41	67
Suburbs of the old city of Sherbrooke	127	141	0	0	149	69	276	210
New City of Sherbrooke	144	158	0	0	236	89	380	247
Magog	9	6	4	0	3	14	16	20
Remainder of the CMA	41	63	0	0	3	0	44	63
Sherbrooke CMA	194	227	4	0	242	103	440	330

Table 2.5: Starts by Submarket and by Intended Market January - June 2018								
Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017
Sherbrooke (West and City Centre)	1	8	0	0	24	12	25	20
Sherbrooke (East)	9	3	0	0	81	6	90	9
Sherbrooke (North)	15	10	0	4	34	29	49	43
Old City of Sherbrooke	25	21	0	4	139	47	164	72
Fleurimont	30	25	0	0	134	22	164	47
Rock Forest	114	117	0	0	66	55	180	172
Saint-Élie-d'Orford	44	39	0	0	0	0	44	39
Lennoxville, Deauville, Ascot, Bromptonville	40	50	0	0	22	152	62	202
Suburbs of the old city of Sherbrooke	228	231	0	0	222	229	450	460
New City of Sherbrooke	253	252	0	4	361	276	614	532
Magog	14	14	4	0	3	16	21	30
Remainder of the CMA	58	81	0	0	3	0	61	81
Sherbrooke CMA	325	347	4	4	367	292	696	643

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type Second Quarter 2018											
Submarket	Single		Semi		Row		Apt. & Other		Total		
	Q2 2018	Q2 2017	Q2 2018	Q2 2017	Q2 2018	Q2 2017	Q2 2018	Q2 2017	Q2 2018	Q2 2017	% Change
Sherbrooke (West and City Centre)	1	1	2	0	0	0	8	82	11	83	-86.7
Sherbrooke (East)	4	1	2	0	0	0	28	0	34	1	**
Sherbrooke (North)	5	1	2	0	0	0	75	46	82	47	74.5
Old City of Sherbrooke	10	3	6	0	0	0	111	128	127	131	-3.1
Fleurimont	9	9	14	8	4	0	58	85	85	102	-16.7
Rock Forest	9	6	60	26	4	8	74	22	147	62	137.1
Saint-Élie-d'Orford	7	6	30	4	0	0	0	0	37	10	**
Lennoxville, Deauville, Ascot, Bromptonville	6	6	12	10	0	4	49	120	67	140	-52.1
Suburbs of the old city of Sherbrooke	31	27	116	48	8	12	181	227	336	314	7.0
New City of Sherbrooke	41	30	122	48	8	12	292	355	463	445	4.0
Magog	8	8	2	0	0	0	4	2	14	10	40.0
Remainder of the CMA	24	22	0	2	0	0	12	8	36	32	12.5
Sherbrooke CMA	73	60	124	50	8	12	308	365	513	487	5.3

Table 3.1: Completions by Submarket and by Dwelling Type January - June 2018											
Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	% Change
Sherbrooke (West and City Centre)	3	2	2	0	0	0	8	97	13	99	-86.9
Sherbrooke (East)	5	2	2	0	0	0	38	17	45	19	136.8
Sherbrooke (North)	10	6	2	0	0	3	75	64	87	73	19.2
Old City of Sherbrooke	18	10	6	0	0	3	121	178	145	191	-24.1
Fleurimont	15	13	28	12	4	4	58	114	105	143	-26.6
Rock Forest	15	10	74	40	11	13	101	200	201	263	-23.6
Saint-Élie-d'Orford	19	13	32	4	0	0	0	0	51	17	200.0
Lennoxville, Deauville, Ascot, Bromptonville	16	12	16	24	7	4	68	120	107	160	-33.1
Suburbs of the old city of Sherbrooke	65	48	150	80	22	21	227	434	464	583	-20.4
New City of Sherbrooke	83	58	156	80	22	24	348	612	609	774	-21.3
Magog	12	20	2	2	0	4	7	2	21	28	-25.0
Remainder of the CMA	61	45	6	2	0	0	13	14	80	61	31.1
Sherbrooke CMA	156	123	164	84	22	28	368	628	710	863	-17.7

Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
Second Quarter 2018

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q2 2018	Q2 2017	Q2 2018	Q2 2017	Q2 2018	Q2 2017	Q2 2018	Q2 2017
Sherbrooke (West and City Centre)	0	0	0	0	0	2	8	80
Sherbrooke (East)	0	0	0	0	0	0	28	0
Sherbrooke (North)	0	0	0	0	0	4	75	42
Old City of Sherbrooke	0	0	0	0	0	6	111	122
Fleurimont	4	0	0	0	0	0	58	85
Rock Forest	4	8	0	0	0	0	74	22
Saint-Élie-d'Orford	0	0	0	0	0	0	0	0
Lennoxville, Deauville, Ascot, Bromptonville	0	4	0	0	2	0	47	120
Suburbs of the old city of Sherbrooke	8	12	0	0	2	0	179	227
New City of Sherbrooke	8	12	0	0	2	6	290	349
Magog	0	0	0	0	4	0	0	2
Remainder of the CMA	0	0	0	0	6	0	6	8
Sherbrooke CMA	8	12	0	0	12	6	296	359

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - June 2018

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017
Sherbrooke (West and City Centre)	0	0	0	0	0	2	8	88
Sherbrooke (East)	0	0	0	0	0	0	38	17
Sherbrooke (North)	0	3	0	0	0	4	75	60
Old City of Sherbrooke	0	3	0	0	0	6	121	165
Fleurimont	4	4	0	0	0	0	58	114
Rock Forest	11	13	0	0	0	0	101	200
Saint-Élie-d'Orford	0	0	0	0	0	0	0	0
Lennoxville, Deauville, Ascot, Bromptonville	7	4	0	0	2	0	66	120
Suburbs of the old city of Sherbrooke	22	21	0	0	2	0	225	434
New City of Sherbrooke	22	24	0	0	2	6	346	599
Magog	0	4	0	0	7	0	0	2
Remainder of the CMA	0	0	0	0	6	0	7	14
Sherbrooke CMA	22	28	0	0	15	6	353	615

Source: CMHC (Starts and Completions Survey)

Table 3.4: Completions by Submarket and by Intended Market
Second Quarter 2018

Submarket	Freehold		Condominium		Rental		Total*	
	Q2 2018	Q2 2017	Q2 2018	Q2 2017	Q2 2018	Q2 2017	Q2 2018	Q2 2017
Sherbrooke (West and City Centre)	3	3	0	0	8	80	11	83
Sherbrooke (East)	6	1	0	0	28	0	34	1
Sherbrooke (North)	7	1	0	4	75	42	82	47
Old City of Sherbrooke	16	5	0	4	111	122	127	131
Fleurimont	27	17	0	0	58	85	85	102
Rock Forest	73	40	0	0	74	22	147	62
Saint-Élie-d'Orford	37	10	0	0	0	0	37	10
Lennoxville, Deauville, Ascot, Bromptonville	20	20	0	0	47	120	67	140
Suburbs of the old city of Sherbrooke	157	87	0	0	179	227	336	314
New City of Sherbrooke	173	92	0	4	290	349	463	445
Magog	10	8	4	0	0	2	14	10
Remainder of the CMA	26	24	4	0	6	8	36	32
Sherbrooke CMA	209	124	8	4	296	359	513	487

Table 3.5: Completions by Submarket and by Intended Market
January - June 2018

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017
Sherbrooke (West and City Centre)	5	4	0	0	8	88	13	99
Sherbrooke (East)	7	2	0	0	38	17	45	19
Sherbrooke (North)	12	9	0	4	75	60	87	73
Old City of Sherbrooke	24	15	0	4	121	165	145	191
Fleurimont	47	29	0	0	58	114	105	143
Rock Forest	100	63	0	0	101	200	201	263
Saint-Élie-d'Orford	51	17	0	0	0	0	51	17
Lennoxville, Deauville, Ascot, Bromptonville	41	40	0	0	66	120	107	160
Suburbs of the old city of Sherbrooke	239	149	0	0	225	434	464	583
New City of Sherbrooke	263	164	0	4	346	599	609	774
Magog	14	26	7	0	0	2	21	28
Remainder of the CMA	69	47	4	0	7	14	80	61
Sherbrooke CMA	346	237	11	4	353	615	710	863

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range
Second Quarter 2018

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $200,000		$200,000 - $249,999		$250,000 - $299,999		$300,000 - $349,999		$350,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Old City of Sherbrooke													
Q2 2018	0	0.0	1	33.3	0	0.0	0	0.0	2	66.7	3	-	-
Q2 2017	0	0.0	0	0.0	1	50.0	1	50.0	0	0.0	2	-	-
Year-to-date 2018	1	20.0	1	20.0	1	20.0	0	0.0	2	40.0	5	-	-
Year-to-date 2017	0	0.0	0	0.0	1	20.0	2	40.0	2	40.0	5	-	-
Suburbs of the old city of Sherbrooke													
Q2 2018	0	0.0	1	6.7	2	13.3	5	33.3	7	46.7	15	-	-
Q2 2017	0	0.0	1	11.1	3	33.3	3	33.3	2	22.2	9	-	-
Year-to-date 2018	0	0.0	2	8.0	6	24.0	9	36.0	8	32.0	25	-	-
Year-to-date 2017	0	0.0	2	10.5	6	31.6	5	26.3	6	31.6	19	-	-
New City of Sherbrooke													
Q2 2018	0	0.0	2	11.1	2	11.1	5	27.8	9	50.0	18	-	-
Q2 2017	0	0.0	1	9.1	4	36.4	4	36.4	2	18.2	11	-	-
Year-to-date 2018	1	3.3	3	10.0	7	23.3	9	30.0	10	33.3	30	-	-
Year-to-date 2017	0	0.0	2	8.3	7	29.2	7	29.2	8	33.3	24	-	-
Magog													
Q2 2018	2	50.0	0	0.0	0	0.0	2	50.0	0	0.0	4	-	-
Q2 2017	0	0.0	0	0.0	1	33.3	1	33.3	1	33.3	3	-	-
Year-to-date 2018	3	60.0	0	0.0	0	0.0	2	40.0	0	0.0	5	-	-
Year-to-date 2017	0	0.0	1	10.0	3	30.0	4	40.0	2	20.0	10	-	-
Remainder of the CMA													
Q2 2018	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Q2 2017	0	0.0	0	0.0	1	100.0	0	0.0	0	0.0	1	-	-
Year-to-date 2018	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2017	0	0.0	1	25.0	2	50.0	0	0.0	1	25.0	4	-	-
Sherbrooke CMA													
Q2 2018	2	9.1	2	9.1	2	9.1	7	31.8	9	40.9	22	342,500	332,775
Q2 2017	0	0.0	1	6.7	6	40.0	5	33.3	3	20.0	15	-	324,817
Year-to-date 2018	4	11.4	3	8.6	7	20.0	11	31.4	10	28.6	35	315,000	312,563
Year-to-date 2017	0	0.0	4	10.5	12	31.6	11	28.9	11	28.9	38	-	340,784

Source: CMHC (Market Absorption Survey)

Table 4.1: Average Price ($) of Absorbed Single-detached Units Second Quarter 2018						
Submarket	Q2 2018	Q2 2017	% Change	YTD 2018	YTD 2017	% Change
Old City of Sherbrooke	-	-	n/a	-	-	n/a
Suburbs of the old city of Sherbrooke	-	-	n/a	-	-	n/a
New City of Sherbrooke	-	-	n/a	-	-	n/a
Magog	-	-	n/a	-	-	n/a
Remainder of the CMA	-	-	n/a	-	-	n/a
Sherbrooke CMA	332,775	324,817	2.4	312,563	340,784	-8.3

Source: CMHC (Market Absorption Survey)

Table 5: Centris® Residential Activity[1] for Sherbrooke

	Number of Sales	Number of New Listings	Number of Active Listings	Average Price ($)	Active Listings to Sales Ratio[2]	Last Four Quarters[3]	
						Average Price[2] ($)	Active Listings to Sales Ratio[2]
SINGLE FAMILY*							
Q2 2018	420	535	1,060	258,896	7.6	254,540	9.7
Q2 2017	387	574	1,241	259,331	9.6	253,078	11.5
% Change	8.5	-6.8	-14.6	-0.2	n/a	0.6	n/a
YTD 2018	819	1,208	1,097	248,229	8.0	n/a	n/a
YTD 2017	801	1,263	1,286	248,021	9.6	n/a	n/a
% Change	2.2	-4.4	-14.7	0.1	n/a	n/a	n/a
CONDOMINIUMS*							
Q2 2018	71	126	320	185,633	13.5	180,192	14.6
Q2 2017	72	139	346	183,125	14.4	226,675	14.9
% Change	-1.4	-9.4	-7.5	1.4	n/a	-20.5	n/a
YTD 2018	146	264	320	177,546	13.2	n/a	n/a
YTD 2017	124	281	350	180,268	16.9	n/a	n/a
% Change	17.7	-6.0	-8.5	-1.5	n/a	n/a	n/a
PLEX*							
Q2 2018	51	95	213	232,039	12.5	230,289	15.0
Q2 2017	45	75	185	225,222	12.3	237,647	15.5
% Change	13.3	26.7	15.0	3.0	n/a	-3.1	n/a
YTD 2018	92	199	211	223,015	13.8	n/a	n/a
YTD 2017	90	168	188	239,219	12.5	n/a	n/a
% Change	2.2	18.5	12.7	-6.8	n/a	n/a	n/a
TOTAL							
Q2 2018	546	766	1,611	245,817	8.9	241,418	10.9
Q2 2017	507	797	1,790	244,991	10.6	243,966	12.5
% Change	7.7	-3.9	-10.0	0.3	n/a	-1.0	n/a
YTD 2018	1,061	1,688	1,648	240,642	9.3	n/a	n/a
YTD 2017	1,019	1,724	1,843	233,276	10.9	n/a	n/a
% Change	4.1	-2.1	-10.6	3.2	n/a	n/a	n/a

[1] Source: QFREB by the Centris® system

[2] Calculations: CMHC.

[3] Weighted average for the last four quarters, to reduce strong variations from one quarter to another and give a clearer trend.

-- Data not available when there are fewer than 30 sales.

n/a Not applicable.

* Refer to Centris® for the definitions.

** Observed change greater than 100%.

Table 6: Economic Indicators Second Quarter 2018										
		Interest Rates			NHPI, Total, (Quebec) 2016.12 =100	CPI (Quebec) 2002 =100	Sherbrooke Labour Market			
		P & I Per $100,000	Mortgage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
			1 Yr. Term	5 Yr. Term						
2017	January	561	3.14	4.64	100.1	126.2	106.5	5.3	61.7	792
	February	561	3.14	4.64	100.3	126.6	105.8	5.4	61.3	789
	March	561	3.14	4.64	100.2	126.7	106.1	5.9	61.8	788
	April	561	3.14	4.64	100.3	127.0	106.3	5.9	61.8	792
	May	561	3.14	4.64	100.4	127.1	106.4	5.9	61.8	793
	June	561	3.14	4.64	100.5	126.7	105.5	5.6	61.0	793
	July	573	3.14	4.84	100.7	126.7	105.2	5.5	60.8	799
	August	573	3.14	4.84	100.7	126.7	106.3	5.0	61.0	802
	September	575	3.09	4.89	100.8	127.1	106.2	5.0	60.9	809
	October	581	3.24	4.99	101.0	127.2	106.4	5.4	61.3	815
	November	581	3.24	4.99	101.1	127.7	107.3	5.7	61.9	825
	December	581	3.24	4.99	101.1	127.5	108.8	6.0	62.9	834
2018	January	590	3.34	5.14	101.4	127.8	109.7	5.8	63.2	847
	February	590	3.34	5.14	101.8	128.5	109.4	5.8	63.1	856
	March	590	3.34	5.14	101.8	128.7	109.7	5.7	63.1	858
	April	590	3.34	5.14	101.9	129.2	110.7	5.5	63.6	852
	May	601	3.49	5.34	101.9	129.3	112.0	5.0	63.9	843
	June	601	3.49	5.34		129.2	113.1	4.7	64.3	839
	July									
	August									
	September									
	October									
	November									
	December									

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

METHODOLOGY

Starts & Completions Survey Methodology
The Starts and Completions Survey is conducted by way of site visits which are used to confirm that new units have reached set stages in the construction process. Since most municipalities in the country issue building permits, these are used as an indication of where construction is likely to take place. In areas where there are no permits, reliance has to be placed either on local sources or searching procedures.

The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 2016 Census. In urban areas with populations of 10,000 to 49,999, all Starts are enumerated in the last month of the quarter (i.e. four times a year, in March, June, September and December). In these centres with quarterly enumeration, Completion activity is modeled based on historical patterns. Monthly Starts and Completions activity in these quarterly locations are statistically estimated at a provincial level for single and multi categories. Centres with populations below 10,000 are enumerated on a sample basis, also in the last month of each quarter (i.e. four times a year, in March, June, September and December).

The Starts and Completions Survey enumerates dwelling units in new structures only, designed for non-transient and year-round occupancy.

Mobile homes are included in the surveys. A mobile home is a type of manufactured house that is completely assembled in a factory and then moved to a foundation before it is occupied.

Trailers or any other movable dwelling (the larger often referred to as a mobile home) with no permanent foundation are excluded from the survey.

Conversions and/or alterations within an existing structure are excluded from the surveys as are seasonal dwellings, such as: summer cottages, hunting and ski cabins, trailers and boat houses; and hostel accommodations, such as: hospitals, nursing homes, penal institutions, convents, monasteries, military and industrial camps, and collective types of accommodation such as: hotels, clubs, and lodging homes.

Market Absorption Survey Methodology
The Market Absorption Survey is carried out in conjunction with the Starts and Completions Survey in urban areas with populations in excess of 50,000. When a structure is recorded as completed, an update is also made as units are sold or rented. The dwellings are then enumerated each month until such time as full absorption occurs.

STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

A "**dwelling unit**", for purposes of the Starts and Completions Survey, is defined as a structurally separate set of self-contained living premises with a private entrance from outside the building or from a common hall, lobby, or stairway inside the building. Such an entrance must be one that can be used without passing through another separate dwelling unit.

A "**start**", for purposes of the Starts and Completions Survey, is defined as the beginning of construction work on a building, usually when the concrete has been poured for the whole of the footing around the structure, or an equivalent stage where a basement will not be part of the structure.

The number of units "**under construction**" as at the end of the period shown, takes into account certain adjustments which are necessary for various reasons. For example, after a start on a dwelling has commenced construction may cease, or a structure, when completed, may contain more or fewer dwelling units than were reported at start.

A "**completion**", for purposes of the Starts and Completions Survey, is defined as the stage at which all the proposed construction work on a dwelling unit has been performed, although under some circumstances a dwelling may be counted as completed where up to 10 per cent of the proposed work remains to be done.

The term "**absorbed**" means that a housing unit is no longer on the market (i.e. has been sold or rented). This usually happens when a binding contract is secured by a non-refundable deposit and has been signed by a qualified purchaser. The purpose of the Market Absorption Survey is to measure the rate at which units are sold or rented after they are completed, as well as collect prices.

DWELLING TYPES

A "**Single-Detached**" dwelling (also referred to as "**Single**") is a building containing only one dwelling unit, which is completely separated on all sides from any other dwelling or structure. Includes link homes, where two units may share a common basement wall but are separated above grade. Also includes cluster-single developments.

A "**Semi-Detached (Double)**" dwelling (also referred to as "**Semi**") is one of two dwellings located side-by-side in a building, adjoining no other structure and separated by a common or party wall extending from ground to roof.

A "**Row (Townhouse)**" dwelling is a one family dwelling unit in a row of three or more attached dwellings separated by a common or party wall extending from ground to roof.

The term "**Apartment and other**" includes all dwellings other than those described above, including structures commonly known as stacked townhouses, duplexes, triplexes, double duplexes and row duplexes.

INTENDED MARKET

The "**intended market**" is the tenure in which the unit is being marketed. This includes the following categories:

Freehold: A residence where the owner owns the dwelling and lot outright.

Condominium (including Strata-Titled): An individual dwelling which is privately owned, but where the building and/or the land are collectively owned by all dwelling unit owners. A condominium is a form of ownership rather than a type of house.

Rental: Dwelling constructed for rental purposes regardless of who finances the structure.

GEOGRAPHICAL TERMS

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a population centre (known as the core). A CMA must have a total population of at least 100,000 of which 50,000 or more must live in the core based on adjusted data from the previous Census of Population Program. A CA must have a core population of at least 10,000 also based on data from the previous Census of Population Program. To be included in the CMA or CA, other adjacent municipalities must have a high degree of integration with the core, as measured by commuting flows derived from data on place of work from the previous Census Program.

A "**Rural**" area, for the purposes of this publication, is a centre with a population less than 10,000.

2017 data based on 2016 Census Definitions. 2012-2016 data based on 2011 Census Definitions. 2007-2011 data based on 2006 Census Definitions.

CMHC HELPS CANADIANS MEET THEIR HOUSING NEEDS.

Canada Mortgage and Housing Corporation (CMHC) has been helping Canadians meet their housing needs for more than 70 years. As Canada's authority on housing, we contribute to the stability of the housing market and financial system, provide support for Canadians in housing need, and offer unbiased housing research and advice to Canadian governments, consumers and the housing industry. Prudent risk management, strong corporate governance and transparency are cornerstones of our operations.

For more information, visit our website at www.cmhc.ca or follow us on Twitter, LinkedIn, Facebook and YouTube.

You can also reach us by phone at 1-800-668-2642 or by fax at 1-800-245-9274.
Outside Canada call 613-748-2003 or fax to 613-748-2016.

Canada Mortgage and Housing Corporation supports the Government of Canada policy on access to information for people with disabilities. If you wish to obtain this publication in alternative formats, call 1-800-668-2642.

©2018 Canada Mortgage and Housing Corporation. All rights reserved. CMHC grants reasonable rights of use of this publication's content solely for personal, corporate or public policy research, and educational purposes. This permission consists of the right to use the content for general reference purposes in written analyses and in the reporting of results, conclusions, and forecasts including the citation of limited amounts of supporting data extracted from this publication. Reasonable and limited rights of use are also permitted in commercial publications subject to the above criteria, and CMHC's right to request that such use be discontinued for any reason.

Any use of the publication's content must include the source of the information, including statistical data, acknowledged as follows:

Source: CMHC (or "Adapted from CMHC," if appropriate), name of product, year and date of publication issue.

Other than as outlined above, the content of the publication cannot be reproduced or transmitted to any person or, if acquired by an organization, to users outside the organization. Placing the publication, in whole or part, on a website accessible to the public or on any website accessible to persons not directly employed by the organization is not permitted. To use the content of this CMHC publication for any purpose other than the general reference purposes set out above or to request permission to reproduce large portions of, or the entire content of, this CMHC publication, please send a Copyright request to the Housing Knowledge Centre at Housing_Knowledge_Centre@cmhc.ca. Please provide the following information: Publication's name, year and date of issue.

Without limiting the generality of the foregoing, no portion of the content may be translated from English or French into any other language without the prior written permission of Canada Mortgage and Housing Corporation.

The information, analyses and opinions contained in this publication are based on various sources believed to be reliable, but their accuracy cannot be guaranteed. The information, analyses and opinions shall not be taken as representations for which Canada Mortgage and Housing Corporation or any of its employees shall incur responsibility.

Housing market intelligence you can count on

PUBLICATIONS AND REPORTS AVAILABLE ONLINE

Local, regional and national analysis and data on current market conditions and future trends.

- Housing Information Monthly
- Housing Market Assessment
- Housing Market Insight
- Housing Now Tables
- Housing Market Outlook, Canada
- Housing Market Outlook, Highlight Reports – Northern Housing
- Housing Market Outlook, Canada and Major Centres
- Preliminary Housing Starts Data
- Rental Market Reports, Canada and Provincial Highlights
- Rental Market Reports, Major Centres
- Seniors' Housing Reports
- Mortgage and Consumer Credit Trends Report

DATA TABLES AVAILABLE ONLINE

- Funding and Securitization Data
- Household Characteristics
- Housing Market Data
- Housing Market Indicators
- Mortgage and Debt Data
- Rental Market Data

HOUSING MARKET INFORMATION PORTAL

The housing data you want, the way you want it.

- ✔ Information in one central location
- ✔ Desktop and mobile friendly
- ✔ Neighbourhood-level data

cmhc.ca/hmiportal

SUBSCRIBE NOW

Get email notifications when CMHC publications are released or updated. Sign up for a free myCMHC account for enhanced site access, including one-click subscriptions to the reports and tables that matter to you.

Get your myCMHC account today!

Get the market intelligence you need today!

Find all the latest trends, research and insights at cmhc.ca/housingmarketinformation

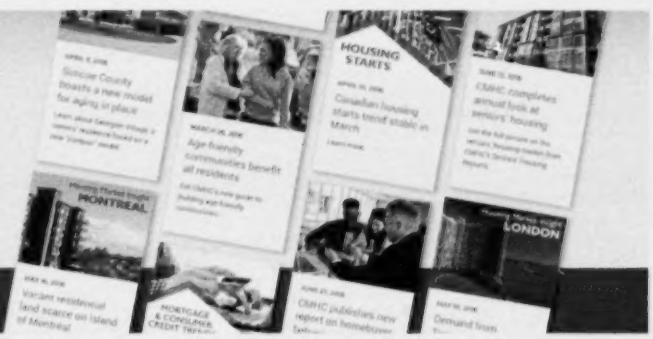
Housing Observer

Featuring quick reads and videos on...

- Analysis and data
- Timely insights
- Updates to housing conditions, trends and much more!

Subscribe today to stay in the know!

www.cmhc.ca/observer



housing-now-tables-sherbrooke-64219-2018-Q03-en